## AVAILABLE FOR LEASE

## Freestanding Building ±93,059 SF • Divisible •



# **1011** N. Tustin Avenue Anaheim, California (formerly Home Depot Expo)

#### **FEATURES**

- Excellent 91 Freeway / Tustin Avenue FRONTAGE!
- Excellent 91 Freeway Signage
- Excellent 91/55/57 Freeway Access
- Approx. 93,059 Sq. Ft. Total Square Footage
- Approx. 87,876 Sq. Ft. Main Floor Area
- Approx. 5,183 Sq. Ft. Second Floor Mezzanine (Deluxe Office) Area
- Elevator Served
- Freestanding Building
- Dock High Loading and Ground Level Loading
- Close to New Kaiser Hospital & Medical Complex
- Near Metro Link Station, Restaurants, Office Building, and Other Retailers
- Part of Larger PacifiCenter Anaheim Project

COLLECTION STREET/* CROSS STREET	TRAFFIC <u>VOLUME</u>	COUNT <u>YEAR</u>
N. Tustin Avenue at Pacificenter Drive	57,000	2012
Riverside Freeway	190,010	2010
*Source: CoStar Group Inc.		

For Further Information, Contact:

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All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

## Lee & Associates Commercial Real Estate Services, Inc. - Orange

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## 1011 N. Tustin Avenue Anaheim

#### 710 LOS ANGELES AIRPORT 405 5 91 LONG BEAC 1011 N. Tustin - Anaheim, California PORT OF PORT OF LOS ANGELES LONG BEACH NORTH 畠ヹ PACIFIC OCEAN JOHN WAYNE AIRPORT 133

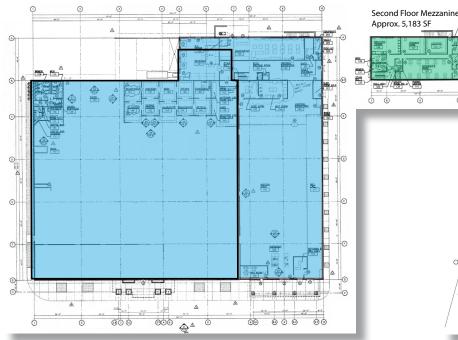


±93,059 SF • Divisible •

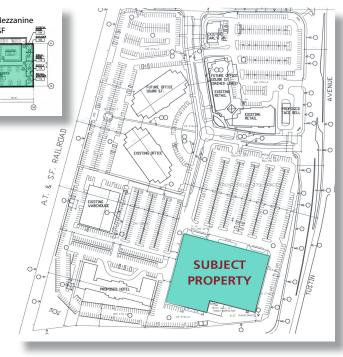
ROMART



### Existing Floor Plan



Site Plan





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Do not rely on the measurements or placements of the improvements depicted herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representation whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.